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February 18, 2025

Via Hand Delivery & Electronic Mail

Keansburg Planning Board of Adjustment
George E. Kauffmann Municipal Building
29 Church Street
Keansburg, New Jersey 07734
Attn: Mackenzie Bittle, Board Secretary
MBittle@keansburg-nj.us

Re: Applicant: Beachway Enterprises LLC
Premises: 288 Beachway (Block 10, Lot 1)
12 Highland Avenue (Block 10, Lot 8)
14 Highland Avenue (Block 10, Lot 9)
Borough of Keansburg, County of Monmouth, State of New Jersey
Zone: Carr Avenue Corridor Redevelopment Area

Dear Ms. Bittle:

We are submitting this application on behalf of Beachway Enterprises LLC (the “Applicant”) for Preliminary and Final Major Site Plan Approval and deviations / variances (the “Application”) for the proposed construction of a four (4)-story multi-family residential building (ground level parking with three (3) floors of residential units above) containing forty-two (42) residential units along with on-site parking and related site improvements (the “Project”) at property identified as Block 10, Lots 1, 8, and 9 and commonly known as 288 Beachway Avenue and 12 and 14 Highland Avenue (collectively identified as the “Property”). The Property is located within the Carr Avenue Corridor Redevelopment Area (the “Redevelopment Area”) and is governed by the Carr Avenue Corridor Redevelopment Plan (the “Redevelopment Plan”), which permits the Project.

The Property, which will comprise approximately 20,000 square feet after the existing tax lots are consolidated, is situated on the corners of the intersections of Highland Avenue with Beachway Avenue and Bay Avenue. The Property is currently vacant / undeveloped.¹ The proposed building will contain

¹ The Property was previously approved as a forty-nine (49)-space surface parking lot. As part of the previously approved “1 Carr” and “2Carr” redevelopment projects, the approved lot was referenced to provide required, albeit remote parking, as permitted by the Redevelopment Plan because the Property is within 1,000 feet of the respective

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forty-two (42) residential units and will be supported by forty-three (43) physical parking spaces (including four (4) tandem parking spaces that are intended to be made available in pairs to certain of the proposed two (2)-bedroom units within the proposed building). The proposed building will be accessed by a full-movement driveway on Beachway Avenue and a full-movement driveway on Highland Avenue. Additional proposed improvements include, but are not limited to, grading and drainage modifications, new and/or modified utilities, stormwater management infrastructure, paving and striping, curbing, sidewalks, lighting, landscaping, wayfinding / traffic control signage, bicycle parking spaces (within an enclosed storage area on the ground floor and in the public right-of-way), and electric vehicle (EV) charging infrastructure. The applicant is also proposing six (6) on-street parking spaces along the Highland Avenue frontage and four (4) on-street parking spaces along the Bay Avenue frontage.

As part of the Application, the Applicant is requesting the following deviations / variances from the Redevelopment Plan:

- Minimum Front Yard Setback from the curb line along Highland Avenue: Required, 15 feet; Proposed, 12.74 feet.
- Minimum Open Space: Required, 10%; Proposed, 5.7%.
- Minimum Parking Space Dimensions: Required, 8.5 feet width by 18 feet length; Proposed, 8.5 feet width by 16 feet length.

The Applicant, at the public hearing on the Application, will present the requisite expert testimony to demonstrate that the requested deviations / variance relief can be granted without substantial impairment of the intent and purpose of the Master Plan or Redevelopment Plan and will not cause a substantial negative detriment to the neighboring properties. The Applicant will also demonstrate that the benefits to granting the requested relief, which will permit the implementation of a permitted use that will further the intent, purposes, and goals of the Redevelopment Plan, outweigh any potential detriments.

In connection with the Application we are providing the following:

1. Two (2) duplicate signed originals and nineteen (19) copies of the Site Plan Application forms.
2. Twenty-one (21) copies of the Draft Notice of Public Hearing;
3. Three (3) copies of the Stormwater Management Report prepared by MidAtlantic Engineering Partners, LLC (*Ian A. Burton, PE, NJ Lic. No. 54136*), dated February 13, 2025, consisting of fifty-three (53) pages;

development sites. As part of these approvals a total of twenty-three (23) parking spaces were allocated to the Property (nineteen (19) spaces for 1 Carr; four (4) spaces for 2 Carr). As part of a separate application, the remote parking spaces are proposed to be relocated to 19 and 27 Highland Avenue (Block 8, Lots 14 and 15), where a thirty (30)-space surface parking lot is proposed.

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As to each of the plan sets identified below, we are providing six (6) full size sets and fifteen (15) reduced sets (11" x 17") pursuant to your instructions:

4. Property Survey entitled "Boundary & Topographic Survey, Block 10 Lots 1, 8 & 9, Tax Plat 3, 288 Beachway, Situated in Borough of Keansburg, Monmouth County, New Jersey" prepared by MidAtlantic Engineering Partners, LLC (*Suzanne E. Warren, P.L.S., N.J. Lic. No. GS03897900*) dated 06/29/21 and last revised 2/3/25, consisting of one (1) sheet;

5. Site Plan set entitled "Preliminary/Final Major Site Plan, 288 Beachway Avenue, Block 10, Lots 1, 8 & 9, Borough of Keansburg, Monmouth County, New Jersey" prepared by MidAtlantic Engineering Partners, LLC (*Ian A. Burton, PE, NJ Lic. No. 54136*) dated 02/13/25, consisting of ten (10) sheets; and

6. Architectural Floor Plans & Elevations, entitled "288 Beachway, Keansburg, NJ" prepared by Barton Partners, Urban Design + Architecture (*Bruce E. Adelsberger, RA, NJ Lic. No. 16605*) dated January 31, 2025, comprising seven (7) sheets.

While we have included herewith a copy of the Draft Notice of Public Hearing to be sent to property owners within 200 feet of the Property and to the newspaper for publication, copies of the certified mail receipts will be provided along with the Affidavit of Publication from the Asbury Park Press, when received, along with an Affidavit of Service. In addition, please note that an updated certified list of property owners and a certification of taxes paid will be submitted under separate cover. These items will be submitted prior to the public hearing on the Application.

In accordance with prior practice, we await your advice regarding the appropriate application and escrow fees and same will be delivered upon receipt of that advice and in advance of the hearing.

Please feel free to call me if you have any questions or require any additional information or documents. I can be reached at 908-705-3389.

Very truly yours,

/s/ Meryl A.G. Gonchar
Meryl A. G. Gonchar

MAG/JJK
Enclosures

cc: Sackman Enterprises, Inc.
MidAtlantic Engineering Partners, LLC
Barton Partners, Urban Design + Architecture